

**PLANNING AND ZONING COMMISSION
STAFF REPORT**

April 19 of 2007



CU 07-01: Tejas Center, Office/Showroom/Warehouse

CASE DESCRIPTION: request for approval of a Conditional Use Permit to allow an Office-showroom/warehouse use in a Retail (C-2) District.

LOCATION: 3125 South Texas Avenue, Suite 1700 of the Tejas Center, located near the intersection of South Texas Avenue and East Villa Maria in south central Bryan, Texas.

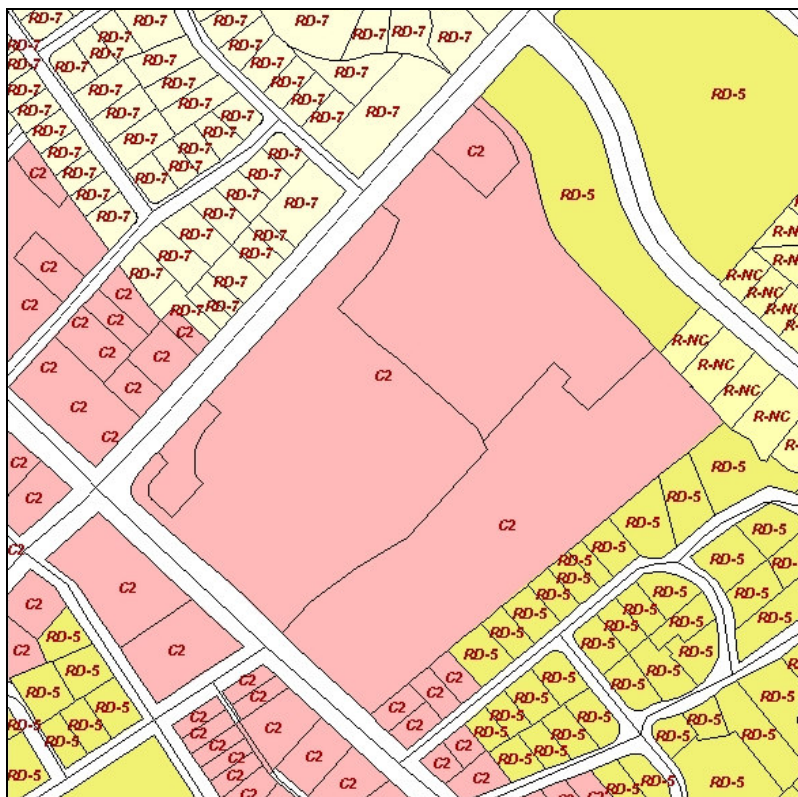
LEGAL DESCRIPTION: Lot 1 of the Tejas Center Subdivision, Bryan, Brazos County, Texas

EXISTING LAND USE: vacant commercial building, former location of Wal-Mart.

APPLICANT(S): Tejas Center Ltd.

STAFF CONTACT: Julie Fulgham, Staff Planner

SUMMARY RECOMMENDATION: Staff recommends **approving** this Conditional Use Permit.





BACKGROUND:

The subject property is currently occupied by a vacant commercial building, formally the home of Wal-Mart. The proponents are requesting a Conditional Use Permit to allow an Office-Showroom/Warehouse type use. This is a speculative Conditional Use Permit request. The owners have listed the following reasons for this CUP request:

1. *Using the building as “office-showroom/warehouse” will provide a better compliment to the existing retail center while at the same time limiting the increased demand for parking and traffic loads; and*
2. *The building’s distance from Texas Avenue (approximately 870’), low visibility, and overall size suggest that “office-showroom/warehouse” is the building’s highest and best use.*

ANALYSIS:

Approval of a Conditional Use Permit by the Planning and Zoning Commission shall be based upon the following criteria:

1. Conformance with Zoning Ordinance

The building site conforms to all applicable regulations and standards established by the Land and Site Development Ordinance and Zoning Ordinance. The use is listed as a Conditional Use potentially allowed within the C-2 zoning district.

2. Compatibility with Surrounding Land Uses

Staff believes the proposed use will be compatible with existing commercial uses in the area, in terms of use, bulk and scale, setbacks and open spaces, landscaping, drainage, or access and circulation features. The existing building will be relatively unchanged while the site will incur minor improvements with this redevelopment.

3. Effect on Vehicular and Pedestrian Traffic in the Vicinity

Staff believes the proposed use will not adversely affect the safety and convenience of vehicular and pedestrian circulation in this vicinity, considering existing zoning and land uses in the area. Additionally, the applicants have agreed to angle the parking area nearest the drive aisle to promote public safety by eliminating cars “backing-out” into traffic traveling in the opposite direction. By angling this existing parking, potential point-of-conflicts are reduced. This parking was angled at the urging of the Site Development Review Committee and the site plan has been contingently approved.

4. Protection from Erosion, Flood or Water Damage, Fire, Noise, Glare, and Similar Hazards or Impacts

Staff was unable to identify any adverse impacts that may result from this proposed use. No new impervious cover will be added to the site as a result of this request.

5. Adequacy and Convenience of Off-street Parking and Loading Facilities

Adequate and convenient off-street parking will be provided on the premises.

6. Conformance with the Objectives and Purpose of the Zoning District

Staff contends the proposed uses meet the objectives and purpose of the Retail zoning district within which it is proposed to be located.

RECOMMENDATION:

The Site Development Review Committee has contingently approved the enclosed site plan. This approval is contingent upon the Planning and Zoning Commission approving this request as presented in this report. Staff recommends **approving** this Conditional Use Permit (including the enclosed site plan) to allow an Office-Showroom/Warehouse in a Retail (C-2) zoning district.